

## Open Space Committee Minutes - 05/07/2008

Hopkinton Open Space Committee  
Wednesday, May 7, 2008  
7:00 p.m.  
Local History Room, Hopkinton Town Library

### Minutes

Attendance: Ron Klemarczyk, Don Lane, George Langwasser, Bryan Pellerin, Dijit Taylor, Susan Zankel

Minutes from April 23 meeting accepted as presented, with some formatting changes for the minutes of the non-public part of the meeting.

#### Gould Hill Items

##### Updates from

- □□□□□□ Working Group – The working group is waiting for resolution of the appraisal and incorporator questions before continuing to work
- □□□□□□ Incorporators – The Board of Incorporators continues to be interested in the project, although not necessarily in the same format that Jim Zeppieri prefers
- □□□□□□ Appraiser – OSC representative attended meeting between realtor, Spring Appraisal staff, Moffett and Zeppieri. Cost of further refinements of updated appraisal not yet known. Realtor to provide sales figures not included in MLS.
- □□□□□□ Realtor – Talked with Dijit prior to meeting. Concerned about ongoing convolutions of project. Hearing interest in the property from some out-of-state agricultural interests.
- □□□□□□ Equity Trust – Dijit reported seeing Ellie at a meeting in Maine over the weekend and learning that, contrary

to what was understood at the last OSC meeting, Equity Trust is still willing to consider being involved with the project.

- Meeting with Board of Selectmen – Susan and Dijit met with the Board of Selectmen on April 28. OSC understands that the Selectmen and town attorney, must see and approve any purchase and sale agreement between the town and the Leadbeaters. Selectmen will have a chance to see the proposed agreement and understand the contingencies that are built into it. Two Selectmen (George & Chris Lawless) expressed their support for holding a special town meeting, if needed, to allow voters to decide whether to support a project once the OSC has one to bring to them. Chris believes such a meeting should not be held during the summer. A Special Town Meeting can also be convened at the request by petition of a specified number of voters.

5RCT not willing to fully commit to a project or discuss roles and responsibilities much more with the ongoing level of uncertainty in the project, particularly concerning price. However, OSC decides to return to the December 2007 - January 2008 (and November 2006) strategy of creating a draft purchase and sale agreement for purchase of a conservation easement of the land at the farm, with suitable contingencies, to present to the Leadbeaters for discussion purposes. The draft is to include elements that support the shared vision of continuing farming on the land. Bryan will work with Jared Nylund of 5RCT to draft something acceptable to 5RCT, for subsequent review of Selectmen, town attorney, realtor and Leadbeaters. The committee rehashed the discussion about whether to include both sides of the road in the draft; with a majority feeling that including both East and West sides is very important for obtaining both town support and private fund raising. The logical order of review of the draft was discussed.

### Non-Gould Hill Items

Ron reported that he is scheduled to walk the Rice property with Lori Sommer of 5RCT tomorrow in preparation for the conservation easement to be placed on that property.

Ron reported that the Ransmeier property was used as the location of a Timber Harvest Council workshop last week, addressing harvesting issues of parcels with difficult management considerations.

Next Meeting – The next meeting will take place at 7:00 p.m. on Wednesday, May 21, 2008 at the Community room of the Hopkinton Town Library

The meeting adjourned at 8:30 p.m.

Respectfully submitted, Dijit Taylor, recorder